



ACME TOWNSHIP PLANNING COMMISSION MEETING NOTES
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. Monday, July 28, 2008

Meeting called to Order with the Pledge of Allegiance at 7:00 p.m.

Members present: M. Vermetten (Chair), B. Carstens (Vice Chair), R. Hardin, J. Zollinger
Members excused: C. David, D. White, P. Yamaguchi
Staff Present: S. Vreeland, Township Manager/Recording Secretary
J. Hull, Zoning Administrator
M. Grant, Legal Counsel
Consultants Present: J. Iacoangeli, Consulting Planner
C. Grobbel, Environmental sub-consultant

A quorum of the Commission was not present. No motions could be entertained or formal action taken. According to the Planning Commission rules the meeting could be adjourned or there could be some limited public comment, and some general discussion and status updates. Due to the lack of quorum these are meeting notes and not minutes, and are not subject to approval.

1. Limited Public Comment:

James Schmidt is a candidate for the County Commission. He asked where the other five Commissioners are this evening. Three are excused, and there are currently two vacancies waiting to be filled. Mr. Schmidt inquired about the process for filling vacancies or expired terms, and why the Supervisor had not planned ahead so there would be no gap in the terms of office.

Wendy McIntire, 4074 Holiday Road asked about the status and timeline of the Shoreline Preservation Project. Vreeland replied that 10 of 24 privately-owned properties in the project area are or may soon be available. It took Traverse City 40 years to complete its waterfront acquisition, so overall this is a long-term project for the township. However, we currently believe we may be able to acquire nearly half of the waterfront within the next three years with the help of private donations and state and private grant funding.

Ms. McIntire said she has heard positive feedback about the horse show. She asked if there has been any negative feedback and if the show is expected to continue in future years. Vreeland knew of only one case of negative feedback, coming from a neighboring residence on Arabian Lane who feels the use is too commercial in nature for the agricultural district.

4. Preliminary Hearings: None

5. Public Hearings: None

6. Old Business:

- a) **Continued review and deliberation regarding Application #2007-05P Bates Crossings for shopping center on M-72, west of Bates Rd:** Iacoangeli reviewed a status checklist he provided today for the Commission and applicant. He feels it would be productive to have representatives from OHM and URS meet together to hammer out remaining issues regarding the traffic study, as well as to have traffic engineers from both at an upcoming Commission meeting to present for the

township's deliberation. Iacoangeli is serving only as a conduit between the two and feels that direct communication would be more beneficial. Mr. Mansfield, representing the applicant, agreed and has informed their engineer from URS to be prepared to attend the August Commission meeting. He suggested that the traffic engineers could meet for an hour or so before the next meeting to hammer out details and make the Commission meeting more productive. He also noted that if the realignment of North Bates Road is as successful a planning venture as it may be, it would completely negate the traffic study work done to date. The traffic engineering discussion is expected to be held on August 25.

The market study is still in production by the applicant. The applicant has informed the Commission that they are now looking towards an on-site sanitary system, which may call for changes to the site plan. Dr. Grobbel has met with the applicant within the past few weeks and is aware of the proposed system location. He has not been informed yet about site conditions in that area or the proposed treatment system. Gallons per day to be treated is largely dependent on the types and amount of businesses to occupy the development, so some additional information about the potential tenants is needed to evaluate the wastewater treatment plan. The portion of the property to the south of the railroad tracks, zoned for mobile home park or mobile home subdivision development, may also need to access the sanitary facilities. Mr. Mansfield stated that the treatment plant is being sized for the commercial development plus 350-450 housing units. They are looking at use of the southwest portion of the northern half of the property. It is isolated, higher than the TART trail and preliminarily may have suitable soils. Mr. Mansfield has spoken with Janice Heuer at the DEQ on a preliminary basis about the plans, but agrees with Grobbel that a detail study must be performed. They are also planning for a permit to cross the wetlands to the southern portion of the property with the sanitary service line. Grobbel is concerned with whether there is water moving above a layer of clay on the site and in which direction it may flow. Overall he believes there is a good and innovative stormwater disposal system plan proposed.

Iacoangeli reported that the 2008 parking standards for shopping centers, put out by the industry, is 4 to 4.5 spaces per 1,000 sq. ft. of retail space. The applicant originally proposed 7/1,000 and is currently proposing 5/1,000. Mr. Vann asked for a copy of the new parking standards to review. Mr. Mansfield stated that they have already removed 207 parking spaces from a perimeter road required within the site for fire safety. Grobbel reported that the stormwater control measures are already "overdesigned," so reducing impervious surface further will only further improve runoff and infiltration control. The Commission still also needs to deal formally with the question of allowing parking between M-72 and the nearest commercial building.

The applicant is seeking relief from the standards for loading/unloading spaces, which involves an application to the Zoning Board of Appeals. Iacoangeli distributed the notes from the June 27 meeting regarding the M-72/North Bates Road intersection for information.

Julie Harrison, legal counsel for the applicant, stated that the applicant did not receive a copy of Iacoangeli's memo dated July 22 regarding master plan issues until today, when they accessed it from the township website. Hull apologized for the oversight, as he thought he had previously forwarded it. Iacoangeli believes that this memo does not necessarily require a response from the applicant, as the issue of a sub-area plan for the Bates area is a larger community issue not limited to this application. This will be particularly pertinent if the proposed intersection realignment comes to pass.

The township Master Plan discusses promotion of a neighborhood center in this area. Carstens asked if it would be possible to design this project to potentially someday have a second story to promote mixed uses. Mr. Mansfield said this could be possible, but as a member of the Rural Fire Board who works with the International Fire Code, it is much harder to meet all requirements and create new multi-story buildings that can be marketable than it is to rehabilitate existing buildings of that nature.

This application is expected to be discussed again at the meeting on August 25.

- b) **Review Memo and Second Rough Draft of proposed Content-Neutral Zoning Ordinance Revision:** Planned for discussion at a special meeting on Monday, August 11 at 7:00 p.m.

7. New Business:

- a) Annual election of Planning Commission Officers: Deferred to August 25.
- b) General Overview of changes to Commission operations per Michigan Planning Enabling Act provisions taking effect 09/01/08: Deferred to August 25.

8. Public Comment/ Any other Business that may come before the Commission:

Ms. McIntire noted that the paved TART ends at Bunker Hill Road coming from the south, and then resumes from Lautner to Bates. She asked when the section between Bunker Hill and Lautner might be paved. Vermetten and Vreeland explained that the trail is created by TART and not the township, and that there are two landowners in the incomplete section which have not agreed to grant easements to allow the trail to continue yet. There may also be issues to resolve with construction through wetlands areas.

Mr. Vann asked why Bertha Vos Elementary was closed, and if it was related to a reduction in the number of students or families with small children. Hardin stated that the school was at capacity when TCAPS decided to close it. The community fought hard to keep it open, and TCAPS has allowed Acme Township to become caretakers of the historical memorabilia and documents until they can be installed in a new school in the township in the future.

Mr. Mansfield observed that the Board of Trustees denied the requested text amendment to the R-1MH section of the zoning ordinance. The Commission should expect some further application activity from them.

Meeting adjourned at 7:40 p.m.